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Tarrant County Texas

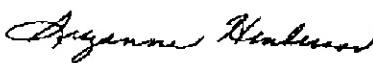
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Store #0939

3 Pages

  
INITIAL

Suzanne Hendon SHORT FORM LEASE

LEASE between **PASTER INVESTMENT GROUP/TEXAS, L.P.**, a Texas limited partnership, with its principal office located at **138 North Meramec, Clayton, Missouri 63105** ("LESSOR"), and **QUIKTRIP CORPORATION**, an Oklahoma corporation, with its principal offices located at **4705 S. 129<sup>th</sup> E. Ave., Tulsa, Oklahoma 74134-7008** ("LESSEE").

## WITNESSETH

BY WRITTEN LEASE dated July 21, 2008, Lessor has leased a leasehold estate, and hereby leases a leasehold estate, to Lessee to certain real property located in **Tarrant County, State of Texas**, (the "LEASED PREMISES"), being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD THE LEASED PREMISES for a term of Fifteen (15) years beginning on the date Lessee's store is completed, equipped and open for business or all construction costs have been paid in full, whichever occurs last, with the option to extend the term for Seven (7) additional terms of five (5) years each, all on the terms, provisions and conditions contained in the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the same extent as if all the provisions thereof were copied in full herein.

Executed to be effective as of the 11<sup>th</sup> day of August, 2008.

## LESSOR:

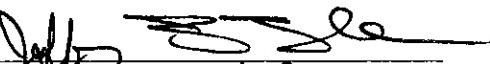
**PASTER INVESTMENT GROUP/TEXAS,  
L.P.**

Paster G.P. Corp, a Texas corporation as  
General Partner

By:   
\_\_\_\_\_  
Phillip J. Paster  
President

## LESSEE:

QUIKTRIP CORPORATION

By:   
\_\_\_\_\_  
James D. Marchesano Jeffrey T. Thoene  
Vice President/Store Development  
Corporate Director of Real Estate

STATE OF Missouri )  
                        )  
COUNTY OF St. Louis ) ss.

This instrument was acknowledged before me on this 15<sup>th</sup> day of July, 2008, by **Phillip J. Paster of Paster G.P. Corp**, to me personally known, who, being by me duly sworn, did say that he is the **President of Paster G.P. Corp General Partner to Paster Investment Group/Texas, L.P.**, and **Phillip J. Paster** acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Marla S. Wigginton  
Notary Public

My commission expires:

1-7-10

MARLA S. WIGGINTON  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI, ST. CHARLES COUNTY  
MY COMMISSION EXPIRES 1-7-10  
COMMISSION #06515643

STATE OF OKLAHOMA         )  
                        )  
COUNTY OF TULSA         ) ss.

On this 21<sup>st</sup> day of July, 2008, before me, the undersigned, a Notary Public, appeared James D. Marchesano, to me personally known, who being by me duly sworn, did say that he is the Vice President/Store Development of QuikTrip Corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and James D. Marchesano acknowledged said instrument to be the free act and deed of said corporation. Jeffrey T. Thoene

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Melissa Callahan  
Notary Public in and for said County and State

My Commission Expires:

5/3/11



EXHIBIT "A"  
Legal Description  
QuikTrip Store #0939

**LOT 1, BLOCK 1, SPROLES ADDITION**

BEING a tract of land in the City of Benbrook, Tarrant County, Texas, out of the J.M. Evans Survey, Abstract No. 466, and being all of Lot 1, Block 1, Sproles Addition, according to the plat thereof recorded in Cabinet A, Page 12765, Map Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the southeast right of way line of U.S. Highway 377 / Benbrook Boulevard (140' right of way), the southwest corner of said Lot 1, the northeast corner of Lot 2, of said addition;

THENCE, along said southeast right of way line, the northwest line of said Lot 1, North 38 degrees, 06 minutes, 04 seconds East, a distance of 231.33 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the most northerly, northwest corner of said Lot 1;

THENCE, continuing along said common line, South 51 degrees, 53 minutes, 56 seconds East, a distance of 15.00 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, continuing along said common line, North 83 degrees, 06 minutes, 04 seconds East, a distance of 36.93 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, continuing along said common line, North 33 degrees, 57 minutes, 20 seconds East, a distance of 17.82 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the southwest right of way line of Sproles Drive (variable-width right of way), the most northerly, northeast corner of said Lot 1;

THENCE, along said southwest right of way line, the east line of said Lot 1, South 56 degrees, 02 minutes, 40 seconds East, a distance of 58.28 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the beginning of a tangent curve to the right;

THENCE, continuing along said common line, along said curve to the right, through a central angle of 34 degrees, 42 minutes, 07 seconds, a radius of 70.00 feet, an arc length of 42.40 feet, a chord bearing of South 38 degrees, 41 minutes, 36 seconds East, a chord distance of 41.75 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", the end of said curve;

THENCE, continuing along said common line, South 21 degrees, 20 minutes, 33 seconds East, a distance of 164.20 feet 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the northwest line of Lot 3, of said addition, the most easterly, southeast corner of said Lot 1;

THENCE, along the southeast line of said Lot 1, the northwest line of said Lot 3, South 38 degrees, 06 minutes, 04 seconds West, a distance of 186.41 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the northeast line of said Lot 2, the most southerly, southwest corner of said Lot 1, the most northerly, northwest corner of said Lot 3;

THENCE, along the southwest line of said Lot 1, the northeast line of said Lot 2, North 51 degrees, 53 minutes, 56 seconds West, a distance of 280.00 feet to the POINT OF BEGINNING and containing 69,142 square feet or 1.5873 acres of land, more or less.